17. COMMUNITY ENGAGEMENT FOR THE PROPOSED NIGHTCAP VILLAGE

Three Plus Pty Ltd - 2006

THREE PLUS

PROJECT : **COMMUNITY ENGAGEMENT FOR PROPOSED NIGHTCAP VILLAGE**

CLIENT : **OAKLANDS PROPERTIES PTY LTD**

STATUS : **FINAL REPORT**

CONTRACTOR : **THREE PLUS PTY LTD**

DATE : **JUNE 2006**

1 SUMMARY OF OUTCOMES

Included in this report is documentation of the process undertaken by Three Plus Pty Ltd to engage the local community in discussions related to the proposed construction of the Nightcap Village masterplanned rural village, the feedback received from community members who attended the open day undertaken on 28 May 2006 and responses by the project team to the issues raised in this feedback. This exercise was undertaken prior to lodgement of the development application with Tweed Shire Council.

Details of the project team are in ***Appendix B***

The open day was the first opportunity for the community to view the Nightcap Village masterplanning concept and, although the proposal received some indication of individual concerns, the principal outcome of this consultation exercise was positive.

Of the 96 people who attended the open day, 43 filled in feedback forms. A further 2 feedback forms were received on 5 June 2006. A total of 11 respondents indicated a level of opposition to the proposal (11%), and the balance of respondents were pleased, curious, cautious or reserved.

An analysis of the feedback (including telephone calls) received is detailed at *Appendix H.*

Major issues raised throughout the community consultation process related to:

- additional traffic movements exacerbating existing levels of danger in several areas along on the Kyogle Road;
- possible water and sewerage issues impacting on the Tweed River;
- ensuring adequate supplies of water for fire fighting;
- noise and light pollution from the proposed village;
- pollution from domestic wood burning heaters;
- loss of habitat, including the impact of domestic dogs and cats;
- general amenity and character of the area; and
- the impact of increased population demands on infrastructure and social services and facilities.

These concerns have been discussed with the project team and their responses to them are included, at *Appendix I.*

Some of the positive comments received from attendees of the open day indicated that they were aware of and pleased with the efforts which the proponent and project design team had taken to protect and enhance the environment, maximise water and sewerage treatment options, offer increased tourism, recreational and residential choices and options for the local community and blend the proposed village into the existing landscape.

2 CONSULTATION STRATEGY *Appendix A*

Three Plus was contracted to undertake a community consultation program prior to the lodgement of a development application for the proposed Nightcap Village Masterplanned Community.

Three Plus adopts a consultation method that provides the opportunity to present the proposed project to local communities, identify community and environmental issues, seek input and feedback from interested/affected locals and enable the client and project team to design a sustainable project model.

Three Plus employs a robust methodology for its stakeholder and community consultation programs which is designed to:

- establish the client's reputation with key stakeholders;
- identify key stakeholder and community issues relating to the proposal;
- inform key stakeholders and the local community of the development plans;
- inform the development process through an investigation of those issues and concerns; and
- engage meaningfully and positively with key stakeholders and the community for the duration of the project.

Highlights of the strategy are included below, with a copy of the Consultation Strategy, including listings of stakeholders, key messages for each stakeholder group and materials and tools used for consultation attached at *Appendix A –Strategy Document (incl. attachments A & B).*

The consultation strategy was finalised after discussions with:

- Project Manager Peter Macgregor, Oaklands Properties,;
- Architect Malcolm Middleton, Malcolm Middleton Architects; and
- Town Planner Peter Cumming, Urban Systems.

3 CONSULTATION PROCESS

Highlights of the consultation strategy used are:

3.1 Stakeholder Briefings

3.1.1 Elected Representatives

The consultation strategy included briefing meetings with identified principal stakeholders. Prior to the Community Open Day a series of these briefings were undertaken by members of the project team.

3.2 Notification of Consultation Process

3.2.1 Community of Interest - local

The geographical area of interest for the community engagement activities was defined as the towns of:

- Uki;
- Kunghur;
- Doon Doon;
- Midginbil;
- Mt Burrell;
- Nimbin;
- Lismore;
- Commissioners Creek; and
- Murwillumbah.

A map of this area is included at ***Appendix C***

3.2.2 Both the local and broader communities were notified of the pending community open day as detailed below:

- An Invitation Newsletter distributed by Australia Post to all letterboxes in the Uki and Kunghur areas on 16 May 2006; and
- An advertisement was placed in the public notices section of the Tweed Link on 23 May 2006. This newspaper is published weekly by the Tweed Shire Council and is delivered to residents throughout the Tweed Shire.

Refer Appendices D and E

3.3 Consultation Events

3.3.1 Community Open Day

A total of eight 96 interested parties attended an open day held at the Uki Progress Hall in Uki on Sunday 28 May 2006.

3.3.2 Posters ***Appendix F***

The Open Day display consisted of 17 A1 size display posters describing and illustrating, with maps, graphics and in words, the following:

- The Master Plan;
- Village Concept Story;
- The development site – aerial map;
- Proposed Village Perspectives;
- Project team members;
- Purpose of the consultation
- Context: Far North Coast Regional Strategy;
- Nightcap Village Zoning;
- Water, Sewerage and stormwater management;
- Residential Development;
- Tourism Development;
- Recreation and Leisure;
- Environmental Enhancements;
- Balance of Site Use; and
- Traffic Flow Figures and Impacts.

Additionally, five (5) A3 flip charts of the above posters were produced for the Clients use.

Members of the project team attended the open day, along with two consultants from Three Plus. All were present to explain the concept and process and answer questions from the community. Feedback forms were provided to the community to record their comments. These forms will be included in the development application lodgement.

3.4 Community Feedback

3.4.1 Feedback forms *Appendix G*

Forty three (43) Feedback Forms were completed at the Open Day, with public attendance at a total of ninety six (96) people. A further two (2) forms were received immediately subsequent to the open day and have been included in the summaries. On 13 July 2006 a further three (3) more feedback forms were received. These have been included in a separate analysis (Appendix H).

3.4.2 Telephone Enquiries

A total of eight telephone calls were received seeking details related to the open day, asking for information or registering interest in future investment in Nightcap Village.

This information is included at *Appendix G*.

4 RESPONSES TO COMMUNITY ISSUES AND CONCERNS

4.1 Summary of Issues *Appendix H*

A matrix analysing the issues raised on and subsequent to the community open day was compiled for the information and consideration of the project team.

4.2 Project Team Responses *Appendix I*

The team considered the issues raised and proposed responses to them. This analysis has been forwarded to community members who indicated interest in receiving feedback from the consultation process.

4.3 Details of issues raised through the community consultation process are:

4.3.1 Traffic

Concerns that additional traffic movements from development will exacerbate existing safety problems along Kyogle Road, cause danger to pedestrians, wildlife and children in townships.

- **Response**

Recommendations to be made to the NSWRTA suggesting that consideration be given to reducing speed limits, placing signage, introducing overtaking lanes and improving the safety and amenity of the Kyogle between Uki and Mebbin.

4.3.2 Noise and Light Pollution

Noise from extra traffic and activity will impinge on amenity. Light pollution caused by additional housing and street lighting will cause light pollution – losing dark night skies.

- **Response**

The village is designed to contain traffic within it and it is located off the road to minimised the activity impacts to the Uki Kyogle road. The village is located away from other areas of population and should not have any noise impacts.

Light spill will be similar to other village and residential areas. The location of the village and the riparian vegetation should contain the lighting impacts to the village area itself, with very little impact on surrounding areas. The scale of the hills around the village will remain the dominant landform against the skyline.

4.3.3 Dog and Cat Policy

Concerns about bringing more domestic animals into area.

- **Response**

Bans on domestic animals need to be considered and discussed with the Council. Cats are particularly undesirable in terms of impact on local wildlife.

4.3.4 Sustainable energy initiatives

Concerns about sewerage, water and power. Water for fire fighting (both bush and construction).

- **Response**

While a 240-volt power supply will be available for the treatment plant and relift pumps for the sewerage system, it will be necessary to have a separate back-up power supply as it is understood that the power supply in this area is somewhat unreliable.

The reticulation pipework will be sized so as to provide water supply for fire-fighting purposes. For this reason, the water supply network will cover the whole development including the village lot housing area.

A reticulated supply will be constructed for the village housing, mixed village and community areas, and hydrants will be installed in these areas as part of the reticulation network.

Consultation with local emergency services will be undertaken to select the locations and layout of the fire hydrants within the development.

4.3.5 Pollution

Questions about the use of wood heaters causing pollution.

- **Response**

Gas bottle or other heating sources will be encouraged.

4.3.6 Unemployment, social services, infrastructure and amenity

Impact from increased population on local facilities – police, schools, hospitals, social support services, childcare, swimming holes, youth recreation.

Questions about whether the project would create local employment in construction phase. Concerns about increase in crime rates.

- **Response**

Local employment benefits will be least 155 jobs (permanent, full time equivalent jobs, provided at 'Nightcap Village' after its development)

Regional employment benefits will be at least 230 full time equivalent jobs (comprising 155 full time equivalent jobs in the village and a 'flow-on effects' that create 80 additional local jobs)

The development will not result in any significant impost on existing human services and facilities.

There should be no noticeable adverse impact on the provision of retailing and personal services elsewhere, either locally or in the Region.

The 'Nightcap Village' development will increase demand for 'higher order' goods and services supplied from Kyogle, and from other major business centres in the Shire.

Its development will also help to broaden and deepen the tourists and day visitor attractions of the area, thereby supporting other local businesses and centres with the potential to take some visitor pressure off the Mount warning National Park.

Employment in retail and service businesses in other centres will be increased by the number of day visitors, tour and coach operators and tourists visiting this part of the Region.

Better balance employment outcomes will result from higher skilled jobs and jobs requiring more modest skills. (Including important 'entry level' jobs for local school leavers and training of local young people in the building and construction industries and in rural, craft industries, ecology and bush care skills).

The proponent of the village are committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural and bush care training activities, including team building and personal development activities for disadvantaged groups and young people.

4.3.7 Character of area – amenity

Development too big – potential negative impacts. Need to preserve character of area.

- **Response**

The proposed development area comprises just over 40% of the area zoned for residential development.

The mostly hidden setting behind the vegetation along the Tweed River will help to preserve amenity as will rehabilitation and planting of native vegetation on the site.

4.3.8 Habitat loss and environment

Design needs to minimise impacts from habitat clearing – silt run-off into Tweed River a concern.

- **Response**

The riparian vegetation assemblages associated with the Tweed River would be wholly conserved and protected within the Environmental Open Space Area. The potential exists for much of this area to be revegetated with suitable native and endemic flora species. Such revegetation works would greatly expand the existing coverage of the Tweed River riparian vegetation corridor and would more than adequately compensate for any loss of vegetation within the site.

An Ecological Assessment has been undertaken to identify the ecological values of the site that require management under Local, State and Commonwealth legislation. This assessment has determined that no

Species Impact Statement is required. An EIS is not required for the proposed development.

A Stormwater Management Plan has been prepared for the site to ensure that the development does not result in changes in the water quality of the Tweed River. Erosion and sedimentation control measures are proposed by the Earthworks Management Plan to prevent contaminated runoff from entering the Tweed River.

4.3.9 General Comments – Quotes

"Glad to be invited – this is a first".
"Excited about the project. All looks good – environmentally sound".
"Need more information but the concept itself seems to be good".
"It appears to have very good process in environment friendly development. Native veg-space-sewerage-sediment control. We look forward to details".
"Standard of housing is a concern".

4.4 Community feedback

The project team received a range of questions from the community, who showed a great deal of interest in the proposed development.

The majority of visitors made positive comments and showed enthusiasm for the style of construction proposed. It was also appreciated that the Nightcap Village concept had been presented for scrutiny prior to the application lodgement with TSC.

APPENDIX A

STRATEGY DOCUMENT

Including Attachments A and B

THREE PLUS

PROJECT : NIGHTCAP VILLAGE

TASK : COMMUNITY AND STAKEHOLDER ENGAGEMENT

CLIENT : OAKLANDS PROPERTIES PTY LTD

STATUS : COMMUNICATIONS STRATEGY

DATE : MARCH 2006

1 UNDERSTANDING THE PROJECT

2 MANAGING THE PROJECT

The Van Lieshout Family propose to use an area of approximately 45 hectares of their land holdings at Misty Mountain, on the south arm of the Tweed River at the foot of Mount Warning in Northern New South Wales to develop a self-contained village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities.

This site is situated amid rolling hills, bounded by National Parks and the Nightcap and Border Ranges, the Tweed River and is serviced by the Kyogle/Nimbin Road. The nearest towns are Uki (Where the Mountains Touch the Sky) and Kunghur.

Site design is intended to accommodate approximately 1000-1200 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities).

2.1 Strategic Approach

Three Plus proposes a consultation method that will provide the opportunity to present the proposed project to local communities, identify community and environmental issues, seek input and feedback from interested/affected locals and enable the client and project team to design a sustainable project model.

Three Plus employs a robust methodology for its stakeholder and community consultation programs which is designed to:

- establish the client's reputation with key stakeholders;
- identify key stakeholder and community issues relating to the proposal;
- inform key stakeholders and the local community of the development plans;
- inform the development process through an investigation of those issues and concerns; and
- engage meaningfully and positively with key stakeholders and the community for the duration of the project.

2.2 Preparing and Implementing the Communications Strategy

Three Plus has identified and listed stakeholders who may be affected by, or interested in this project, along with their contact details and areas of interest/concern. We have detailed the key messages and communications materials required to inform the stakeholders of the detail of the project and included anticipated timeframes for these materials.

2.2.1 The community of interest – identifying and informing stakeholders.

Attachment A comprises a list of stakeholders who represent the community of interest for the development. Attachment A also identifies key messages for each stakeholder group, venues, timing and tools appropriate for each stakeholder group.

2.2.2 Consultation techniques and tools

These could include:

- brochures/newsletters/information sheets;
- private briefings for key stakeholders (elected representatives and community groups);
- media releases/briefings/site tours;
- Community Open Day and Feedback Day (if required);
- Shopfront days;
- Community Liaison Committee; and
- dissemination of collated issues and response to those issues.

2.2.3 Media relations

The plan identifies opportunities to engage with the media to create a positive environment within which the consultation and the development application process can proceed.

Attachment A also includes a list of media contacts in the area of interest and details appropriate actions to be taken to brief and inform them.

2.2.4 Consultation Materials

Attachment B details communication materials to be used in shop front activities including;

- 10 x A1 posters (maximum) with satin laminate finish;
- 5 x A3 flip charts of posters;
- 2 colour A4 x 2 page newsletter for distribution;
- A4 feedback forms for shop fronts; and
- Website.

Other resources/materials to be used in the shop front activities would include;

- Hall hire;
- Marque; and
- Display boards.

2.3 Research Materials/tools

- Aerial photographs; and
- Local information –local Council and other identified web sites local newspapers, community and conservation groups, local elected members (Federal, State and Council) electorate and ward offices.

2.4 Requirements of Project Team Members

The consultation program will require the following information from and participation by team members:

- Information and illustrations, photographs and maps, showing the proposed site, location, areas of significance and traffic management details for the production of printed materials (as detailed in Attachment B) which are to be used as communication materials.
- Project team members will be required to attend the shop fronts to answer queries raised by the community and stakeholders.

2.5 Feedback to the Project Team and Community

Three Plus will prepare a matrix of issues which are raised by the community for reference to the project team for analysis and response.

Three Plus proposes that these responses be communicated back to community members who provide comments and raise issues during the shop front processes.

2.6 Final Report

Three Plus will compile a final report which will incorporate a comprehensive summary and analysis of all aspects of the community engagement for this stage of the project conducted by Three Plus.

3 THREE PLUS CONTACT DETAILS

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West End QLD 4101

Street Address

15 Cordelia Street
South Brisbane Qld 4101

Phone 61-7-3503 5700

Fax 61-7-3503 5799

Email molly@threeplus.com.au

Website www.threeplus.com.au

THREE PLUS

NIGHTCAP VILLAGE - STAKEHOLDER GROUPS AND KEY MESSAGES ***ATTACHMENT A***

Group	Key Messages	Tools	Venue	Estimated Timing
Local residents, property owners and Community Groups Inform residents of Uki and Kunghur to receive newsletter letterbox drop to inform of project details and open day via Australia Post. No active resident groups. Steve Phillips to advise.	Rural Village – not urban sprawl Environmentally sustainable constructions methods (building design, water and sewerage, underground water storage, alternative energy sources Attractive rural oriented design Recreational and tourism opportunities	Media releases Newsletters Fact sheets Community Open day Website	Open Day venue	Second week April 2006 Open Day mid-late April 2006
Elected Members Federal Member (NSW) is Justine Elliott MP, Member for Richmond State Member (NSW) is Neville Newell MP, Member for Tweed.	Rural Village – not urban sprawl Environmentally sustainable constructions methods (building design, water and sewerage, underground water storage, alternative energy sources Attractive rural oriented design Tourism opportunities.	Briefings (as required) Media releases Newsletters Fact sheets Community Open day Website	Open Day venue	Prior to lodgement and during entire process
Local Government **Tweed Shire Council.** Ms Lucy Turnbull, Administrator. Dr John Griffin, General Manager Mr Noel Hodges, Director Planning and Development.	As above	As above	As above	As above
Indigenous Groups Advice from Steve Phillips.	As above	As above	As above	As above
Local Businesses Inform through Australia Post letterbox newsletter delivery of project and open day details.	As above	As above	As above	As above
Media Tweed Link (Tweed Shire Council publication) Editor: Marilyn Smith. Daily News (Tweed). Uki Community Website.	As above	As above	As above	As above

CONSULTATION MATERIALS ***ATTACHMENT B***

Description of Materials	Images/Content	Source	Timing
• **8 x A1 size posters with satin laminate finish – proposed content** (this may be increased to 10 if necessary)			
1. **Title: Process: Planning Approval.** Describe planning approval process, the proposition, application process (including referral to government agencies etc.), information requests from agencies, public notification stage and response times, decision stage and appeal process.	Logos only	MR/MM	By end March
2. **Title: Project team list** - identifying team members and explaining their roles.	Logos	MM/Team	As above
3. **Title: Purpose of Consultation**: strategy and activities (identify issues, inform the community, address concerns) and steps in the communications process.	None	MR	As above
4. **Title: The Site.** Three Aerial photographs of general area (to orient and inform community).	Aerial photo (3)written text	MM	As above
5. **Title: Masterplan** – verbal description of proposed development.	Aerial photo and written text		As above
6. **Title: Concept Story**. Description of proposed development.			As above
7. **Title: Residential Development.** Proposal for development indicating design styles/types, environmental enhancements and housing options.		Outsource	As above
8. **Title: Tourism Development.** Describe proposed tourism initiatives –arts/crafts, conference facilities etc.		Outsource	As above
9. **Title: Recreation and Leisure**. Describe proposed facilities/features/activities.	Written descriptions of proposed projects Sketches (if available)	Outsource	As above
10. **Title: Traffic Flow Figures and Impacts.** Current traffic flows and projected increases as result of development.			
11. **Environmental Enhancements.** Detail improvements to site.			
12. **Water, Sewerage and Stormwater Management.** Detail, including recycled/treated water and sewerage facilities.			
13. **Perspectives – Proposed Village.** One or two perspectives.			
14. **Balance of Site (1).** Paths, camping sites, trails etc.			
15. **Balance of Site (2).** Recreation options.			
16. **Balance of Site (3).** Environment – current status.			
17. **Balance of Site (4).** Environment – rehabilitation options/care.			
• **5 x A3 Flip charts of above posters**	As above	Outsource	As above

• **2 colour A4 2-page newsletters for distribution**	Information about project and progress	Outsource	As above
• **500 x A4 feedback forms for open day and shop front feedback**	Request/opportunity for community to give response to project proposal – information to be fed into project team process.	Outsource	As above
• **Website ???????**	Information source – to be maintained by Three Plus	Three Plus	As above
• **1800 information number ???????**			

APPENDIX B

Project Team

THREE PLUS

NIGHTCAP VILLAGE PROJECT TEAM

Project Manager

Peter Macgregor – Oaklands Properties Pty Ltd

Architect

Malcolm Middleton – Malcolm Middleton Architects

Town Planner

Peter Cumming – Urban Systems

Economic Planner

Derek Kemp – Prosperous Places

Engineers

Dr Trevor Johnson and Michael Chessells – Cardno

Landscape Architect

Rob Copeland – EDAW

Local Environmental Consultant

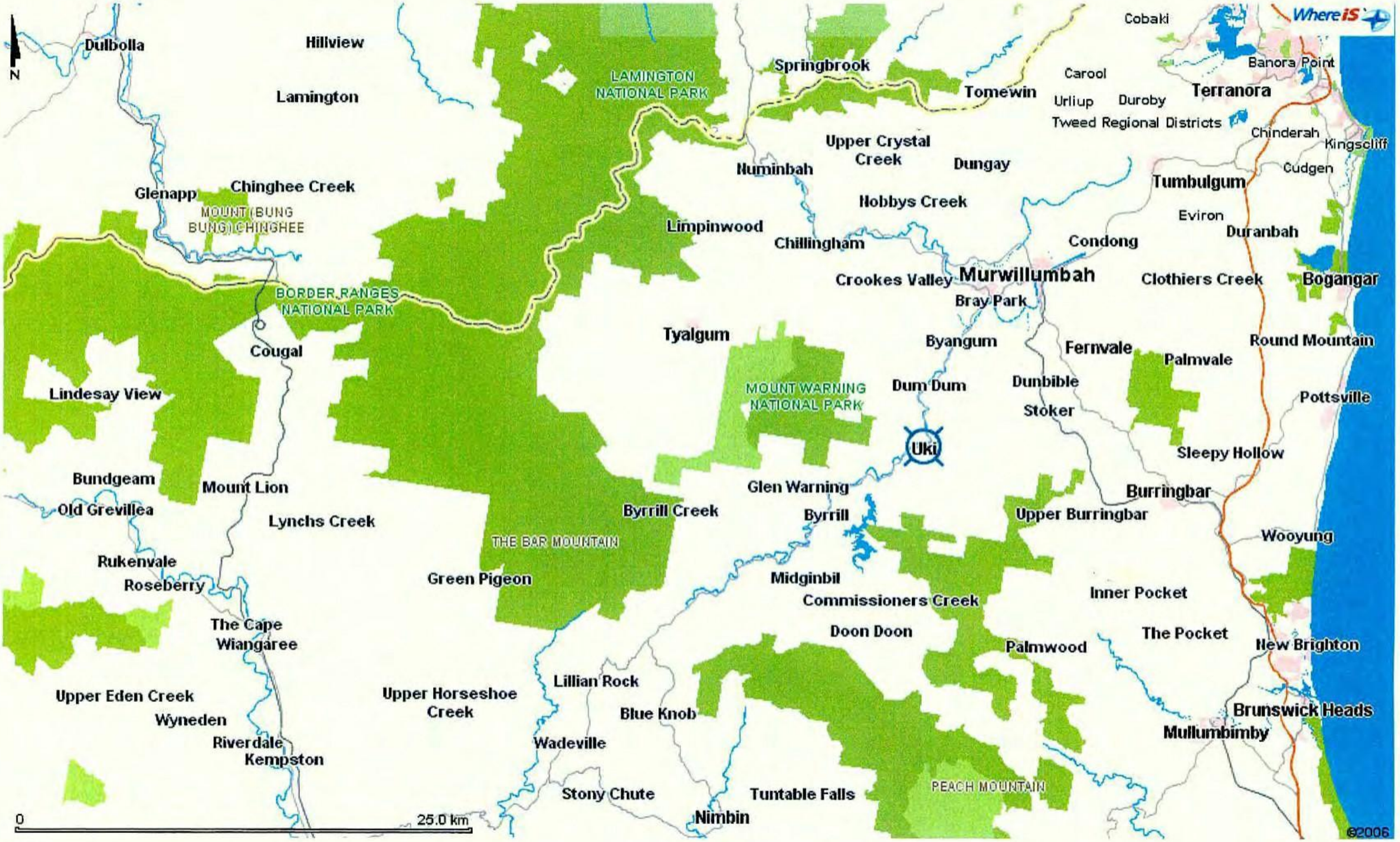
Steve Phillips – Biolink

Community Consultation

Robert Allan and Molly Robson – Three Plus

APPENDIX C

MAP OF AREA


N
Dulbolla
Hillview
Lamington
LAMINGTON NATIONAL PARK
Springbrook
Tomewin
Cobaki
Carool
Urliup
Duroby
Tweed Regional Districts
Terranora
Banora Point
Chinderah
Kingscliff
Cudgen
Tumbulgum
Eviron
Duranbah
Bogangar
Clothiers Creek
Condong
Murwillumbah
Crookes Valley
Bray Park
Byangum
Fernvale
Palmvale
Round Mountain
Pottsville
Dum Dum
Dunbible
Stoker
Sleepy Hollow
Uki
Glen Warning
Byrrill
Byrrill Creek
Upper Burringbar
Burringbar
Wooyung
Upper Crystal Creek
Dungay
Numinbah
Nobbys Creek
Limpinwood
Chillingham
Glenapp
Chinghee Creek
MOUNT BUNG BUNG (CHINGHEE
BORDER RANGES NATIONAL PARK
Cougal
Tyalgum
MOUNT WARNING NATIONAL PARK
Lindesay View
Bundgeam
Mount Lion
Old Grevillea
Lynchs Creek
THE BAR MOUNTAIN
Rukenvale
Roseberry
Green Pigeon
Midginbil
Commissioners Creek
Inner Pocket
Doon Doon
Palmwood
The Pocket
New Brighton
The Cape
Wiangaree
Upper Eden Creek
Wyneden
Riverdale
Kempston
Upper Horseshoe Creek
Lillian Rock
Blue Knob
Wadeville
Stony Chute
Tuntable Falls
PEACH MOUNTAIN
Nimbin
Brunswick Heads
Mullumbimby
0
25.0 km
©2006

APPENDIX D

INVITATION TO COMMUNITY OPEN DAY

INVITATION
COMMUNITY OPEN DAY

A planning assessment process is being undertaken to construct a masterplanned rural village on 45 hectares of land holdings at Misty Mountain, on the south arm of the Tweed River at the foot of Mount Warning in Northern New South Wales. This project will be located on the Kyogle/Nimbin Road and will be known as Nightcap Village. The land which is the subject of the application is described as Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur.

An Open Day will be held to offer the local community an opportunity to view the proposed development prior to lodgement with Tweed Shire Council (TSC). Details of this day are below. This is being organised by communication engagement consultants Three Plus Pty Ltd.

Purpose of Open Day

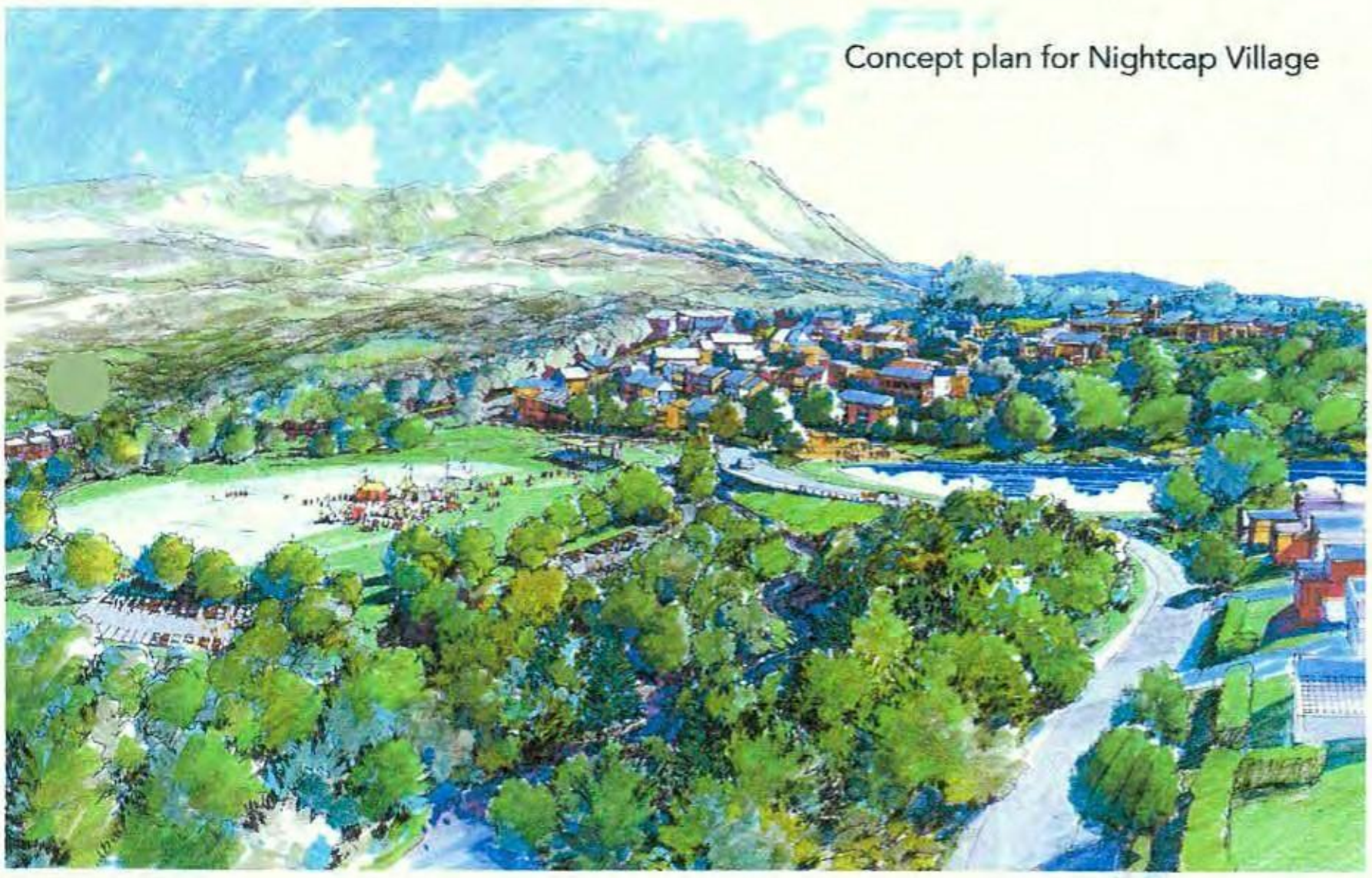
Consultation will be undertaken with the local community, to inform them of the proposed nature and design of Nightcap Village, seek their input and identify any concerns. Members of the Project Team will be in attendance to explain the concept and detail of the proposed Nightcap Village design.

Feedback forms will be available for community members and visitors to the Open Day to fill in, offering comments and suggestions about the proposed Nightcap Village. This feedback will be considered by the Project Team and included in the Development Application to Tweed Shire Council.

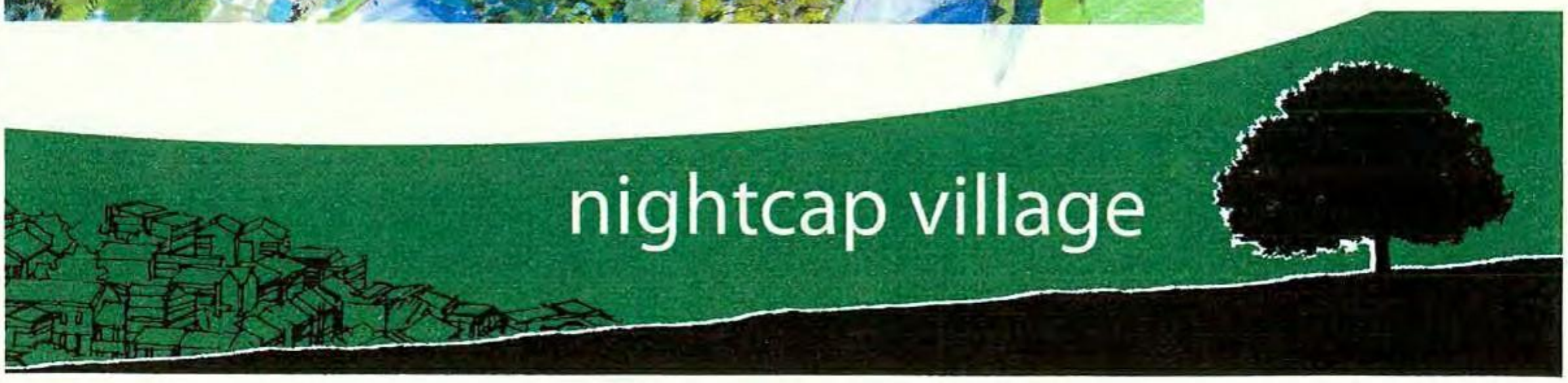
Details of Proposal

The site for Nightcap Village is situated amid rolling hills, bounded by National Parks and the Nightcap and Border Ranges and the Tweed River, and is serviced by the Kyogle/Nimbin Road. It is sited between the towns of Uki and Kunghur.

The concept of Nightcap Village is to develop a self-contained, masterplanned village comprising between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities. The site design is intended to accommodate approximately 1000 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities) and seeks to offer a unique approach to rural living.



Concept plan for Nightcap Village



Planning assessment process

The Planning Assessment Process allows the community to provide comment on the proposed development. These comments will be considered in the preparation of the development application.

The Development Application process and stages involved are:

Application Stage: A Development Application for this proposed development is lodged with TSC. This Community Consultation is being undertaken prior to any application being lodged and feedback gained from the process will be included in the final application.

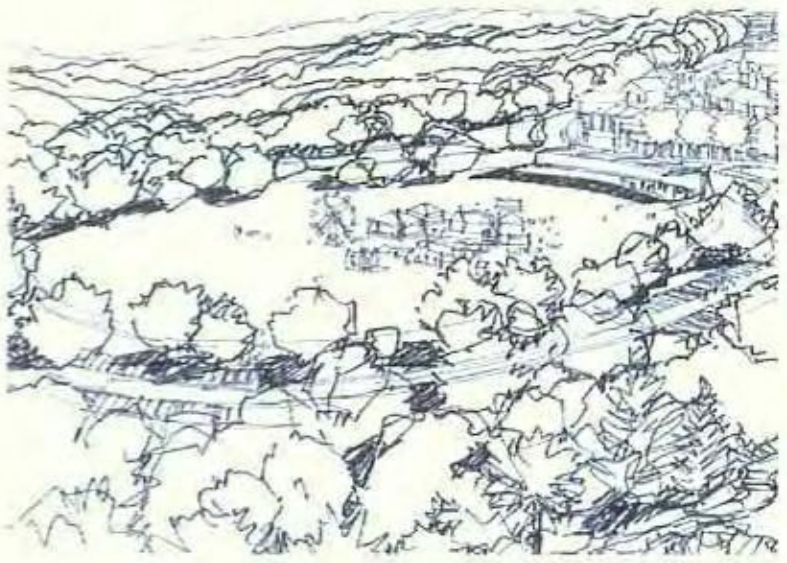
Referral Stage: The application will be referred to the relevant NSW State Government agencies for consideration.

Information Stage: TSC and relevant State Government agencies may issue an information request to the Proponent in order to clarify aspects of the proposed development.

ublic Notification Stage: The Community will be notified of the proposed development in the prescribed manner. The application is usually available for viewing at TSC. The Community then has a set period for lodgement of a submission.

Decision Stage: After the Notification Period, TSC considers the application and notifies their decision.

Appeal Stage: An appeal stage exists in respect of the decision.



DETAILS OF OPEN DAY

You are invited to attend the Community Open Day to view information on the planning that is underway, and to talk to members of the development Project Team.

The Community Open Day is being held as follows:

WHEN : Sunday 28 May 2006 from 12 noon to 3pm.

WHERE : Uki Progress Hall, Kyogle Road, Uki.

For further information about the Community Consultation Process please contact Molly Robson at Three Plus Pty Ltd, on (07) 3503 5700 or email molly@threeplus.com.au

APPENDIX E

NEWSPAPER ADVERTISEMENT

(Placed in Tweed Link – 23 May 2006)

INVITATION TO COMMUNITY OPEN DAY

PROPOSED NIGHTCAP VILLAGE

In line with the new Northern Rivers Strategy, as prepared by the New South Wales Minister for Planning, it is proposed to develop an area of approximately 45 hectares of land at Misty Mountain, on the south arm of the Tweed River into a masterplanned, self-contained village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities. This project will be known as Nightcap Village.

The land which is the subject of the application is described as Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur.

The site is bounded by National Parks and the Nightcap and Border Ranges, and the Tweed River. It is serviced by the Kyogle/Nimbin Road and the nearest towns are Uki and Kunghur.

Site design is intended to accommodate approximately 1000 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities).

It is proposed to hold a Community Open Day, prior to formal lodgement of a Development Application to Tweed Shire Council, to enable residents and other interested parties to view the proposals for Nightcap Village, speak directly to members of the Project Team, and raise their issues and concerns about the proposal.

Where: **Uki Progress Hall, Kyogle Road, Uki**

When: **Sunday 28th May 2006 from 12 noon to 3pm**

For further information about this event please contact Molly Robson, Principal Consultant at Three Plus Pty Ltd on (07) 3503 5700.

Postage Paid

THE TWEED TWEED SHIRE COUNCIL

Tweed Link

A TWEED SHIRE COUNCIL PUBLICATION ISSUE 465 MAY 23, 2006 ISSN 1327-8630

Pandanus Pde foreshore works?

A RESORT Corp proposal to rehabilitate and embellish part of the public reserve abutting the beach at the eastern end of Pandanus Parade, Cabarita Beach, will come before Tweed Shire Council this week.

The site is Crown Land and forms part of the Coastal Reserve, which includes dunal vegetation and backs onto Resort Corp's "The Beach" development on the site of the old Cabarita Hotel. It will also join Cabarita Surf Life Saving Club.

Resort Corp wants to spend $100,000 constructing a ramped and paved access path traversing the site to join Pandanus Parade to the Cabarita Hill walkway and stabilise the currently unestablished beach access track using Council-approved chain and timber slats. Other proposals include provision of a beach viewing platform accessible to wheelchairs, a barbecue and picnic facility and an upgraded beach shower facility.

The company plans to improve public access and use of the foreshore area, rehabilitate degraded areas including the removal of non-native species and replace them with appropriate native species.

Council received six written submissions during the two-week exhibition of the proposed development.

A Council staff report said although the proposed works were generally supported, concern had been raised that the application was lodged prior to the finalisation of the Masterplan for the Pandanus Parade Precinct and its adoption by Tweed Shire Council.

A steering committee, representing the local community had provided unanimous support for the works "in principle", subject to further detail being lodged and subsequently approved by council, the report said.

While the Council report recommended conditional approval, the report said any proposed works within the dual areas were subject to further assessment by Council prior to determination.

Revised design for signals at Winders Place

TWEED Shire Council staff are investigating a revised design for traffic signals at the intersection of Winders Place and Leisure Drive, Banora Point,

Council had previously resolved to install signals however issues with private land acquisition, the high cost of relocating Telstra infrastructure and objections from some sectors of the local community, resulted in the installation being placed on hold.

After receiving letters and a petition from residents of Winders Place it was decided to attempt to modify the design to remain within the existing road reserve to make the project affordable.

Computer modelling will be undertaken to confirm if the redesign is functional and final approval from the New South Wales Roads & Traffic Authority sought.

The signals will incorporate a signalised pedestrian crossing across both Winders Place and Leisure Drive and the existing 'zebra' pedestrian crossing will be removed.

It is planned for the signals to be installed by Christmas providing no unforeseen difficulties are encountered.

PAL line help

POLICE have set up a Police Assistance Line (PAL) for the reporting of non-urgent crimes.

The 131 444 number is an innovative, around-the-clock way to report a range of non-urgent crimes, such as vandalism, lost property, break, enter and steal, minor motor vehicle collisions and vehicle theft.

The calls are referred to local police for analysis and action.

When a police response is needed, officers will be dispatched. The 000 emergency number remains unchanged for crimes in progress and other urgent situations.

Tweed's green power joins electricity grid

THE renewable energy facility at Council's Stotts Creek Waste Facility, north of Tumbulgum, will be formally commissioned this week.

After commissioning, the renewable energy or green power is expected to generate 400 kilowatts of power or the equivalent of powering 400 homes providing a further saving in greenhouse gases by reducing the impact of the gas production from conventional electricity generation.

The Renewable Energy Facility was installed on the site in March this year.

Energex will purchase the generated power to join its Queensland grid.

The landmark project for the Tweed started four years ago when Tweed Shire Council signed a contract with Landfill Management Services Pty Ltd (LMS) for the purpose of extracting and managing landfill gas from Stotts Creek Landfill.

Council agreed to make available the site to LMS for the collection of landfill gas and for the construction on part of the site of a Renewable Energy Facility and works ancillary to the collection and processing of landfill gas.

Under the contract, Council agreed to provide to LMS any green credits and carbon dioxide credits for extracting and managing the landfill gas.

A system of landfill gas (LFG) extraction wells was installed during 2002/03 and the gas extracted was flared on site to reduce the greenhouse gas impact.

The LFG collection system was augmented during 2005 with new extraction wells.

Since the start of flaring the methane the carbon dioxide equivalent green house gas savings is approximately 38,300 tonnes.

These savings would be the same as taking more than 9000 cars off the roads for one year.

DEVELOPMENT APPLICATION DETERMINATIONS

Notification of Development Application Determinations for the purposes of Section 101 of the Environmental Planning and Assessment Act, 1979 (as amended).

LOCATION & DA NUMBER	TYPE OF DEVELOPMENT	DECISION
Lot 2 DP 1069591, No. 19 Buchanan Street, South Murwillumbah DA06/0276	Use of factory unit No. 4 for sign writing business	Approved
Lot 5 Section 21DP 3514, No. 78 Byangum Road, Murwillumbah DA05/0002	2 lot subdivision	Approved
Lot 16 SP 75111, Unit 16/No. 23 Enterprise Avenue, Tweed Heads South DA05/0915	Inline skating rink (units 20-23)	Approved
Lot 2 DP 1001877, 6330 Tweed Valley Way, Burringbar DA05/1304	Additions to existing dwelling to create a dual occupancy	Approved
Lot 1 DP 848875, No. 2-14 Henry Lawson Drive, Terranora DA05/1329	Additional egress driveway from service station	Approved
Lot 13 DP 1014470, Casuarina Way, Casuarina DA06/0137	Public art project	Approved
Lot 367 DP 755740, No. 40 Queen Street, Fingal Head DA06/0155	Two (2) lot subdivision	Refused
Lot 202 DP 755724, Brisbane Street, Murwillumbah DA06/0170	Two (2) light poles to netball courts	Approved
Lot 370 DP 755701, No. 16 Elizabeth Street, Pottsville DA06/0247	Use of shop 1 for dental surgery	Approved
Lot 1 DP 781716, No. 10 Seaview Street, Kingscliff DA05/0253	Multi dwelling housing development comprising of three (3) dwellings and demolition of existing dwelling	Approved
Lot 48, 49, 66 DP 755740; Lot 2 DP 227144; Lot 1 DP 118565, River Road, Banora Point DA05/0659	Consolidation of 5 lots into 2	Approved
Lot 22 DP 1058759, Poplar Avenue, Bogangar DA05/1231	Earthworks	Refused
Lot 667 DP 1094312, No. 63 Ourimbah Road, Tweed Heads DA06/0016	Oyster wholesale business (shop 14)	Approved
Lot 4 DP 1047876, Lot 3 DP 1047876, Lot 1 DP 789886, No. 341 Fernvale Road, Fernvale DA06/0060	Boundary alteration	Approved
Lot 1 DP 831503, Prince Street, Murwillumbah DA05/0495	Childcare centre	Approved
Lot 380 DP 1073375, Botanical Circuit, Banora Point DA05/1291	Shopping centre	Approved
Lot 3 DP 1000385, Lot 3 DP 1000385, No. 43 Fraser Drive, Tweed Heads South DA05/1296	Two (2) lot subdivision	Approved

Cont'd next column

Sunday market at Gulls?

A WEEKLY Sunday market is planned within the grounds of the Seagulls Leagues Club in Gollan Drive, Tweed Heads West.

Markets Down Under Pty Ltd has applied to Council to operate 110 temporary stalls at the rear car parking area in the south western portion of the site.

The application was originally for 150 stalls in the existing grassed overflow parking area, adjacent to a residential estate.

However, the application was amended following concerns with traffic, parking and noise.

The proposal is to open the markets to the public between 8am-2pm each Sunday with stallholders setting up from 6am and vacating the site prior to 3pm.

The stalls will offer goods such as arts, crafts, fresh produce, variety and "new age" items. Food vans will operate.

Bat concern goes to Minister

THE Minister for the Department of Environment and Conservation is likely to be asked to act on concerns about a flying fox colony at Dallis Court, south west of Murwillumbah.

Tweed Shire Council this week will deal with a recommendation to request the Minister to act on the odour, noise, health and nuisance value created by the flying fox colony in the small rural residential development.

Residents have cited odour, noise, swimming pool contamination and disease transmission through bat droppings as matters of concern. Laundry and paintwork damage have also been highlighted. A $20,000 study by consultants Pacific Air and Environment to undertake and assessment of the impact on the community is under review due to the breaking up of the camp for the winter foraging.

Council has also asked the Department of Environment and Conservation to fund a noise impact study, likely to cost between $3000-$5000.

Coordinator for Tweed Masterplan

TWEED Shire Council has received a $25,000 grant from the Department of State and Regional Development for the continuing role of Tweed Heads Masterplan coordinator, Magdy Youssef. His role is to facilitate private and public sector initiatives identified in the Masterplan.

PUBLIC NOTICES

LOCATION & DA NUMBER	TYPE OF DEVELOPMENT	DECISION
Lot 500 DP 727420, Tweed Coast Road Casuarina. DA05/1469	Surfing school on Salt beach	Approved
Lot 7017 DP 755701, Marine Parade, Kingscliff DA05/1471	Surfing school on Kingscliff beach	Approved
Lot 171 DP 629328, No. 28-40 Overall Drive, Pottsville DA05/1476	Additions to Pottsville Waters Foodworks supermarket	Approved
Lot 7009 DP 1055324, Lot 7011 DP 1055324, Pandanus Parade, Cabarita Beach DA05/1480	Surfing school on Cabarita Beach	Approved

The above development applications are available for public inspection free of charge at the Development Services Division, Murwillumbah Civic Centre, during ordinary office hours. In addition to the above applications, since the last issue of the Tweed Link a further 24 development approvals have been issued for applications that would have only required Building Approval prior to 1 July, 1998.

Water tanks a strategic move

THE Tyalgum Public School is an early convert to Council's Integrated Water Cycle Management Strategy by installing rainwater tanks.

The provision of the rainwater tanks is in line with the strategy by reducing the school's reliance on the town water supply. As a result of the project, the school's annual town water consumption will be reduced by approximately 200 kilolitres.

Tyalgum has its own drinking water supply which draws water from the Oxley River adjacent to the village.

This initiative will reduce the demand requirements at the school and provide an alternative source for drinking water when the Tyalgum Weir experiences algal problems.

Council this week will approve the expenditure of $1760 to supplement the $4642 installation cost of the tanks. The Federal Government Water Fund Community Water Grant has contributed $2881 for the project.

OPENING HOURS - TWEED SHIRE COUNCIL GARBAGE DEPOTS

Stotts Creek: Monday-Friday 7am-4pm; weekends and public holidays 10am-4pm.
Murwillumbah: Friday, Saturday, Sunday, Monday - 10am-4pm.
Tyalgum: Saturday and Sunday, 10am-4pm. Last loads accepted at 3.45pm at all depots.

NOTICE TO BOAT OPERATORS PIPELINE WORKS AT COBAKI BRIDGE AND TERRANORA INLET

Over the next three months pipeline installation work will be in progress on each side wall of the Cobaki Bridge and underneath the freeway over the Terranora Inlet.
The works will not infringe unduly upon waterways but access platforms at Cobaki Bridge will be in place at each bridge pier and boat operators should observe speed restrictions in this area and take care on approaches to the bridge.

PUBLIC NOTICES

AFTER HOURS EMERGENCIES

After hours emergency for all services, 1800 818 326.

NOTICE UNDER SECTION 5.6.3 INDUSTRY CODE C564:2004 FOR DEPLOYMENT OF MOBILE PHONE NETWORK INFRASTRUCTURE

Proposal by Telstra to install a telecommunications facility at:
10 Industry Drive, South Tweed Heads, NSW 2486 (Lot 20 / DP 258721)

1. The proposed facility consists of upgrade works to an existing site to facilitate wideband CDMA (3G) network, through the addition of two new antennas and related ancillary equipment.

2. Telstra regards the proposed installation as a Low-impact Facility under the Telecommunications (Low-impact Facilities) Determination 1997 ("The Determination") based on the description above.

3. Further information can be obtained from Nicola Moir (UrbisJHD Services); Tel: (02) 9111 4476; Email: nmoir@urbisjhd.com

4. Written submissions should be sent to: UrbisJHD Services, c/o Ericsson, Level 8, Building C, 11 Talavera Rd, Macquarie Park, NSW 2113 by 2nd June 2006

TENDERS

Tender No.	Description	Cost of Hard Copy Documentation	Tender Closing Date - 4:00pm
EC2006-076	Construction of Mechanical, Electrical Facilities Building Kingscliff Sewage Treatment Plant	$200	28 June 2006
AC2006-070	Provision of Legal Services to Tweed Shire Council	Nil	28 June 2006

Tenders must be lodged as specified in the tender documentation. Tender documentation is available at no charge from Council's web site at www.tweed.nsw.gov.au
All tenders will be opened at closing time and will be considered by Council in accordance with the provisions of the Local Government Act 1993 and the NSW Local Government (General) Regulations, 2005. The lowest or any tender is not necessarily accepted and canvassing of Administrators or staff will disqualify.
For further information please contact Mr Nic Robertson on (02) 6670 2606.

Mr Mike Rayner, Acting General Manager
Tweed Shire Council, PO Box 816, Murwillumbah NSW 2484

POSITIONS VACANT

Position Title	Ref No	Division/Unit	Salary	Closing Date
Health & Building Surveyor	06-041	Building Services	JG7 P1- $1,085.31 p/w To JG7 P4- $1,249.06 p/w	Friday 2 June 2006
Reticulation Assistant	06-040	Water	JG3 P1- $614.60 p/w To JG3 P4- $703.19 p/w	Friday 2 June 2006

Applicants must obtain the vacancy information package, (AD/PD), including the Guidelines for Applicants for positions within Council which include the Full Selection Criteria. Vacancy Information packages are available from the Human Resources Section on (02) 6670 2495 or email:hru@tweed.nsw.gov.au or on Council's website **www.tweed.nsw.gov.au**

Successful applicants will be subject to a 3 month probationary period.

Email applications must be followed up with a telephone call to (02) 6670 2495 to confirm receipt.

Tweed Shire Council supports Equal Employment Opportunity and has a smoke free workplace policy.

HELP THE PRECIOUS WILDLIFE OF THE TWEED

Tweed Valley Wildlife Carers are holding Orientation Day for new members and for those interested in finding out more about wildlife rehabilitation. Not everyone is in a position to actually care for injured or orphaned wildlife, but there are many ways you can be involved or can help, such as attending the 24 hour wildlife emergency line a day or two a month, transporting animals to vets and carers, etc. The Orientation Day will inform you about these options, and give you a chance to ask questions, meet with members, and learn about our native animals (and meet a few, too!).

The Orientation Day is on Saturday, 27 May, from 10am to 4pm, at the South Tweed Community Hall, Heffron Street, South Tweed. It is free, but you must book a place by calling (02) 6672-4789.

NOTIFICATION OF AERIAL SPRAYING OF BITOU BUSH

Aerial spraying of Bitou Bush utilising low dosage Round-up is proposed for a section of the Tweed Coast on May 24, 25 or 26. The exact day will be dependent on weather conditions. The areas subject of the program are Wommin Bay - north of Murphy's Road to south of Fingal Head, and Letitia Spit. The program will be undertaken in accordance with the best practice guidelines for aerial spraying of bitou bush in New South Wales, published by the Department of Environment and Conservation.

The total program will be completed within 1-2 hours. Treated areas will be signposted prior to and after the program.

Beach and beach access areas will be patrolled and cleared of people prior to spraying. Notification will be broadcast on local media closer to the event when an exact date is known and on the morning of commencement of treatment.

For further information, contact Recreation Services on (02) 6670 2530.

INVITATION TO COMMUNITY OPEN DAY

PROPOSED NIGHTCAP VILLAGE

In line with the new Northern Rivers Strategy, as prepared by the New South Wales Minister for Planning, it is proposed to develop an area of approximately 45 hectares of land at Misty Mountain, on the south arm of the Tweed River into a masterplanned, self-contained village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities. This project will be known as Nightcap Village.

The land which is the subject of the application is described as Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur.

The site is bounded by National Parks and the Nightcap and Border Ranges, and the Tweed River. It is serviced by the Kyogle/Nimbin Road and the nearest towns are Uki and Kunghur.

Site design is intended to accommodate approximately 1000 residents with 20 to 50 other structures (shops, motel, conference centre, recreational facilities).

It is proposed to hold a Community Open Day, prior to formal lodgement of a Development Application to Tweed Shire Council, to enable residents and other interested parties to view the proposals for Nightcap Village, speak directly to members of the Project Team, and raise their issues and concerns about the proposal.

Where: Uki Progress Hall, Kyogle Road, Uki
When: Sunday 28 May 2006 from Noon to 3pm

For further information about this event please contact Molly Robson, Principal Consultant at Three Plus Pty Ltd on (07) 3503 5700.

PUBLIC NOTICES

KINGSCLIFF FORESHORE MASTERPLAN
Draft Plans on Display

The Draft Kingscliff Foreshore Masterplan plans will be on display for Community Feedback over the next 4 weeks.

The scope of the plans include: Jack Bayliss Park, Kingscliff Holiday Park, Cudgen SLSC, Lions Park and Faulks Park. Also on display for information purposes only will be the proposed Coastal Furniture Suite.

Plans will be available for viewing at the following locations and times-

- Kingscliff Shopping Village - until Wed 31st May
- Kingscliff Library - until Wed 14th June
- TSC Website www.tweed.nsw.gov.au - until 14th June

All feedback to be addressed to Leigh Abernethy,
Landscape Architect, Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484
labernethy@tweed.nsw.gov.au
(02) 6670 2656

Perfect Saturdays will be launched at Salt Village on Saturday May 27 and will take place the last Saturday of every month.

A day of great free entertainment and activities for the whole family in Salt Central Park from 10.30am - 4pm. Including free yoga class at 10.30am, local art displays and kids activities.

COMMUNITY NOTICES

Tweed Heads Residents and Ratepayers Association meets 7.30pm Monday, May 29 at the Opal Room, Tweed Heads Bowls club.

Pottsville Community Association meets 7.30pm Tuesday, May 30 at the pottsville Community Centre.

The Tweed Link is published weekly by Tweed Shire Council PO Box 816, Murwillumbah NSW 2484. It is delivered free to residents and is available on audio tape. Subscriptions: non-residents $15 for six months, $30 for 12 months.
Editor Marilyn Smith, journalist Marion Walsham.
tweedlink@tweed.nsw.gov.au. Phone (02) 6670 2400.
Fax: (02) 6670 2429. Council's main email address is tsc@tweed.nsw.gov.au Council's agendas and minutes at Kingscliff, Murwillumbah or Tweed Heads libraries, council offices or through www.tweed.nsw.gov.au Council's main office is located in Tumbulgum Road, Murwillumbah. The Tweed Heads office is in Brett Street

APPENDIX F

OPEN DAY POSTERS

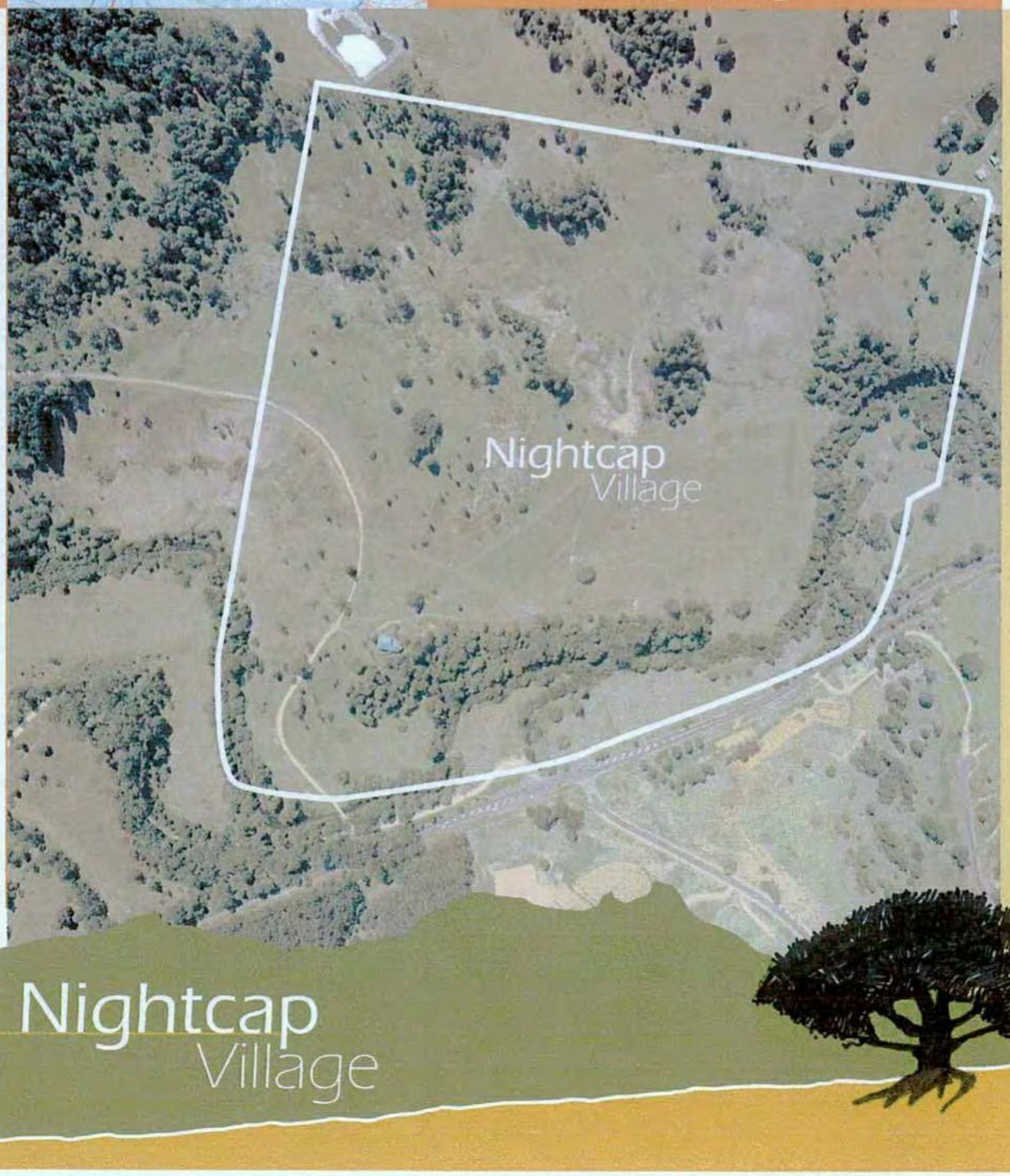
The Site

Size of site → approximately 45 hectares;

Property Description → Lot 121, DP 134446 and Part Lot 3, DP 771335, Parish of Kunghur

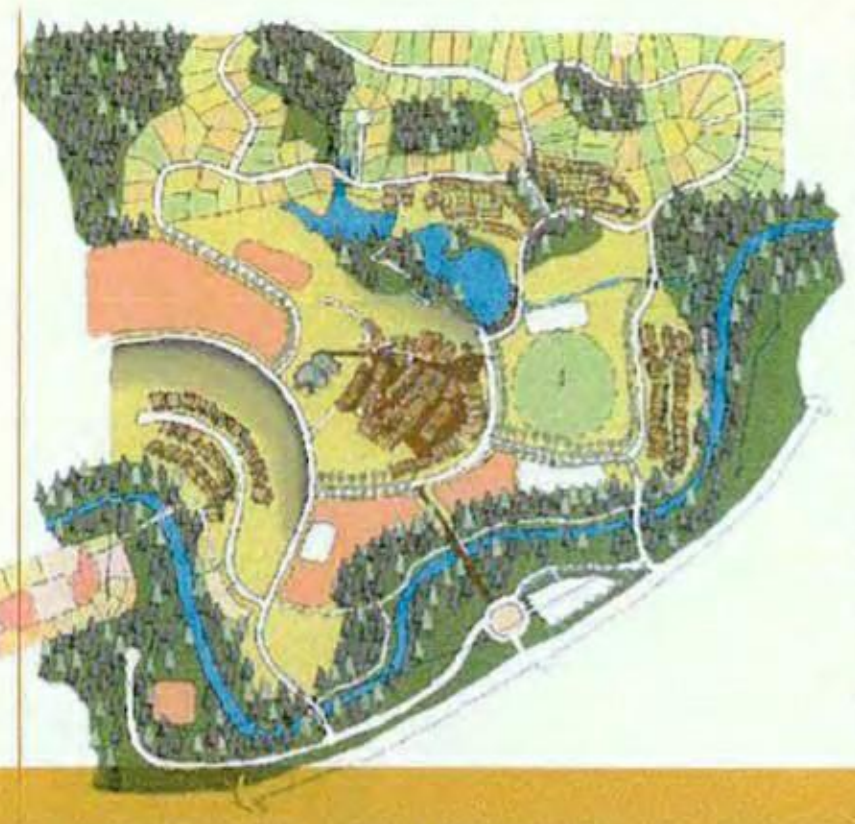
Access Road → (Kyogle/Nimbin Road);

Location → South arm of Tweed River, approx. 11 kms south of Uki in northern New South Wales; and situated at the foot of Mt Warning in the Nightcap Range.



Nightcap
Village

Concept Story



The proposal covers the area designated Key Village Residential in the Tweed Local Environment Plan. The zoned area is approximately 45 hectares of (formerly grazing) land holdings on the south arm of the Tweed River at the foot of the majestic Mount Warning in the Nightcap Range of Northern New South Wales.

This site is situated in the Tweed Valley amid rolling, forested hills, bounded by the National Parks of the Nightcap and Border Ranges, and the Tweed River. It is serviced by the Kyogle/Nimbin Road. Broadband access is available and a rural residential subdivision, which is now being sold, has been developed across the road from the entrance to the proposed Nightcap Village development.

The nearest towns are Uki and Kunghur.

It is proposed to develop a self-contained, sustainable village of between 500-600 dwelling and commercial units, with recreational and conference/teaching facilities.

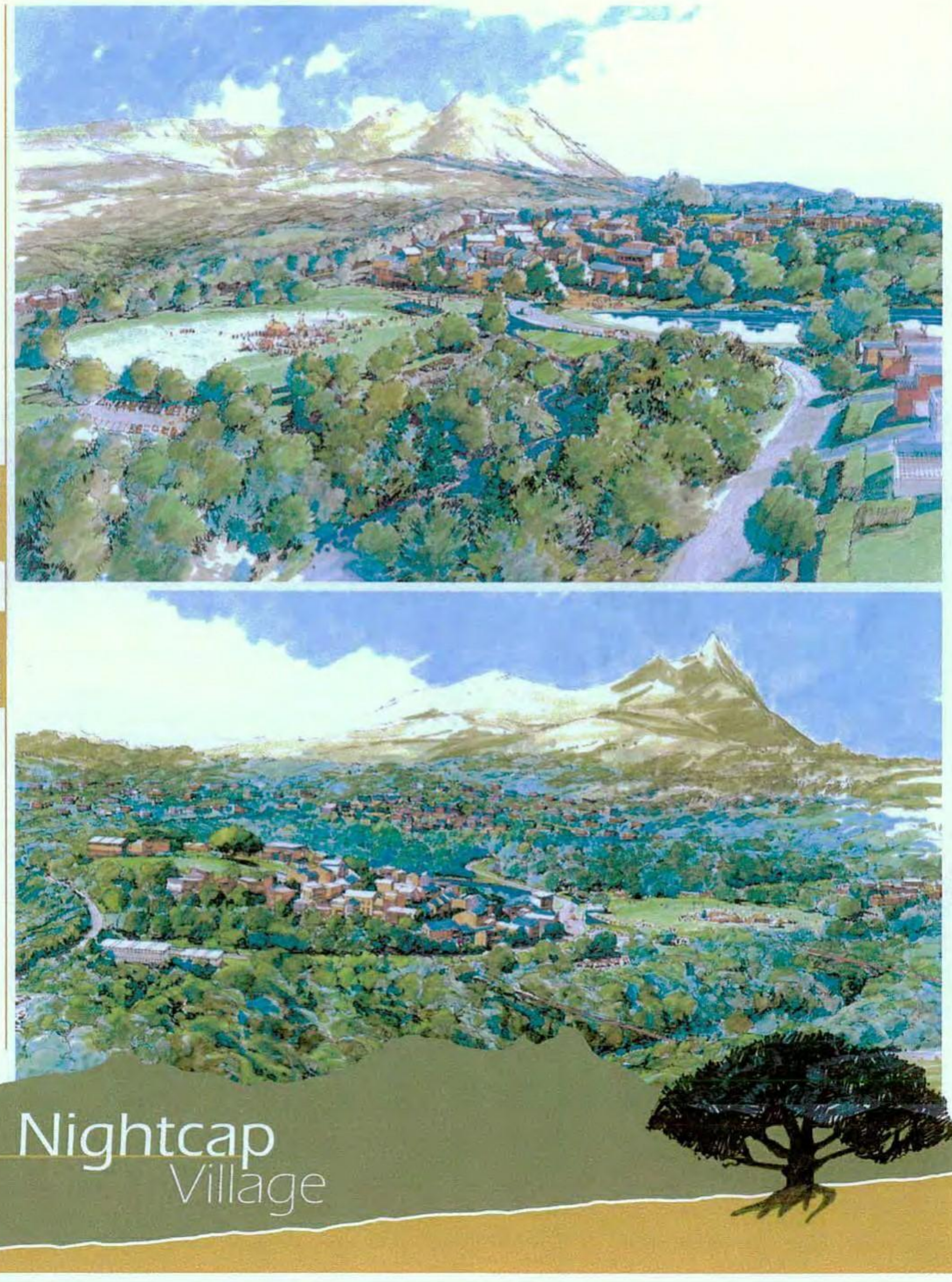
The completed development is intended to accommodate approximately 1000 residents and there will be 20 to 50 other structures, including shops, a hotel, conference centre and recreational facilities.

The current proposal is founded on the need to preserve the natural values of the site including:

- rolling rural landscape with significant remnant vegetation;
- surrounding lush growth rainforests and National Parks;
- Tweed River access;
- Views to Mount Warning;
- Access to walking tracks and climbs; and
- Flora and fauna habitat.

Nightcap Village, which is designed to current sustainability and environment standards, will take ten years to reach maturity. It will offer a sustainable rural lifestyle which includes employment and recreational opportunities, all desirable outcomes for the area.

Proposed Village Perspectives



View to Nightcap Range

View to Mount Warning

Nightcap Village

Process and Purpose of Consultation

The Planning Approval Process allows the community to provide comment on the Development Application submitted.

The normal process involves:

Stage 1 Application	Stage 2 Referral	Stage 3 Information	Stage 4 Public Notification	Stage 5 Decision	Stage 6 Appeal
A Development Application for this proposed development is lodged with the Tweed Shire Council (TSC). This Community Consultation is being undertaken prior to any Application being lodged and feedback gained from the process will be included in the Application.	The Application is referred to the relevant State Government agencies for consideration.	TSC and relevant State agencies may issue an information request.	The Community will be notified of the proposed development in the prescribed manner. The application is usually available for viewing at Tweed Shire Council. The community then has a set period for lodgement of a submission.	After the Notification Period, TSC considers the Application and notifies their decision.	An appeal stage exists in respect of the decision.

The purpose of the Community Consultation is to:

- Inform the local community of the proposal for Nightcap Village;
- Identify community issues and concerns relating to the proposal; and
- Feed concerns and responses into the planning and design process.

The steps in the Community Consultation process are:

- Advertise the consultation to residents, businesses and property owners through advertisements, letters and a newsletter; and
- Hold the Community Open Day.

Master Plan

The Nightcap Village Master Planned Community proposal envisages a well planned rural village, based on current sustainability principles and a sound planning strategy.

The development proposes a properly planned and serviced village, offering an alternative lifestyle choice to about 1000 people and will be set in the serene Tweed River Valley between Mt Warning and the Nightcap Range.

This totally planned and designed village will offer a strong employment base and will fit snugly into its environment and surrounds.

Nightcap Village will have the following features:

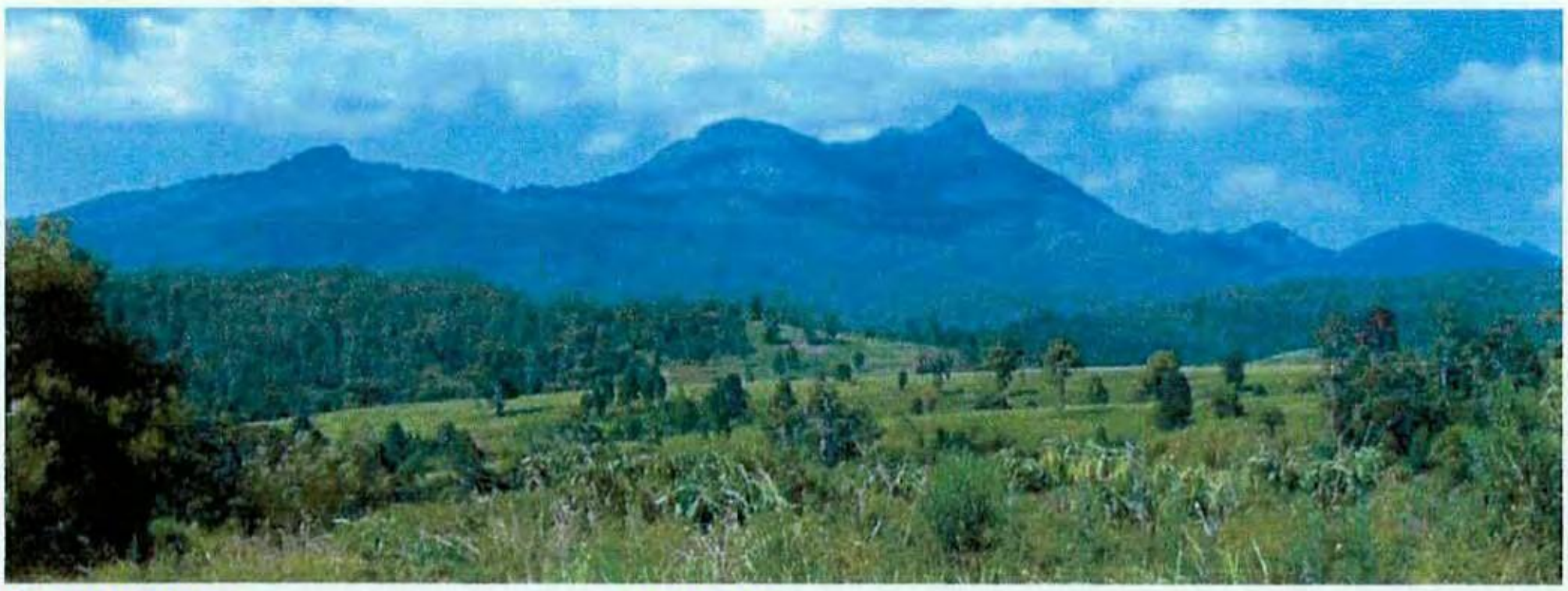
- A central and safe access point on the Uki Road;
- A pedestrian orientation with low speed streets and a car park near the entrance (to discourage visitor car trips within the Village);
- A thoroughly integrated building, street and public open space design which embraces indoor/outdoor living in a modern architectural style. Nightcap Village does not seek to replicate 'old country town' architecture, but will develop its own sense of place using the latest sustainable housing designs in tin, timber, steel and glass. This is designed to be a village for the 21st Century;
- Employment and other activities will be concentrated along a lower main street, running parallel with the Tweed River and including backpacker's accommodation, a hotel, artists and artisans retreat, woodworker's facility, two or three restaurants along with a small conference/interpretive centre;
- The availability of broadband internet cabling along the main road is an important factor in the development of home-based employment;
- A residential community of some 400 dwellings which will range from detached houses on larger lots, to smaller lot housing and apartments around the village centre, along with 'shop-top' residences;
- A village sporting oval next to the Tweed River, a central village square in the main street and a village green surrounding a huge old fig tree on the hill overlooking the village; and
- A series of walking, climbing, hiking and recreational trails.

Master Plan

Nightcap Village Master Plan

Nightcap Village

Project Team



Project Manager
Peter Macgregor
Oaklands Properties Pty Ltd

Architect
Malcolm Middleton
Malcolm Middleton Architects

Economic Planner
Derek Kemp
Prosperous Places

Town Planner
Peter Cumming
Urban Systems

Engineer
Dr Trevor Johnson, Michael Chessells,
Cardno

Landscape Architect
Rob Copeland
EDAW

Local Environmental Consultant
Steve Phillips
Biolink

Community Consultation
Robert Allan and Molly Robson
Three Plus

NB: All the consultants on the Nightcap Village team have national and international experience in their respective fields.

Nightcap Village Zoning

Tweed Shire Local Environment Plan and Nightcap Village

The Nightcap Village site is zoned 2(d) Residential Village under the Tweed LEP (see below)

The objective of the Residential Village zone is:

"To provide for residential development on the site and a full range of services and facilities traditionally associated with a rural village which is of a design and scale that makes a positive contribution to the character of the village."

The designation encourages the development of a sustainable rural village on the Nightcap site.

Village housing and buildings will be contained within the boundaries of the 2(d) zone. Some ancillary village uses will be outside the 2(d) boundary. These include:

- the Village market garden
- a woodlot to irrigate treated effluent
- the effluent treatment plant (membrane technology), which cannot be located near the Tweed River or tributaries
- recreation activities and walking paths
- some water storage

Context: Far North Coast Regional Strategy

Strategic Context – Draft Far North Coast Regional Strategy, NSW Department of Planning, 2006

The Far North Coast Strategy was released by the Minister for Planning, the Hon. Frank Sartor, in March 2006.

The Nightcap Village site (Kunghur) is identified as "Existing Urban Footprint" in the Far North Coast Regional Strategy (see map below).

The Strategy aims to develop a "region of villages" and to take pressure off the coast:

"Initiatives to support and maintain the development of inland settlements are necessary to reduce coastal population growth pressure" (p.5)

The Strategy identifies a number of growth challenges. The population and housing challenges are to:

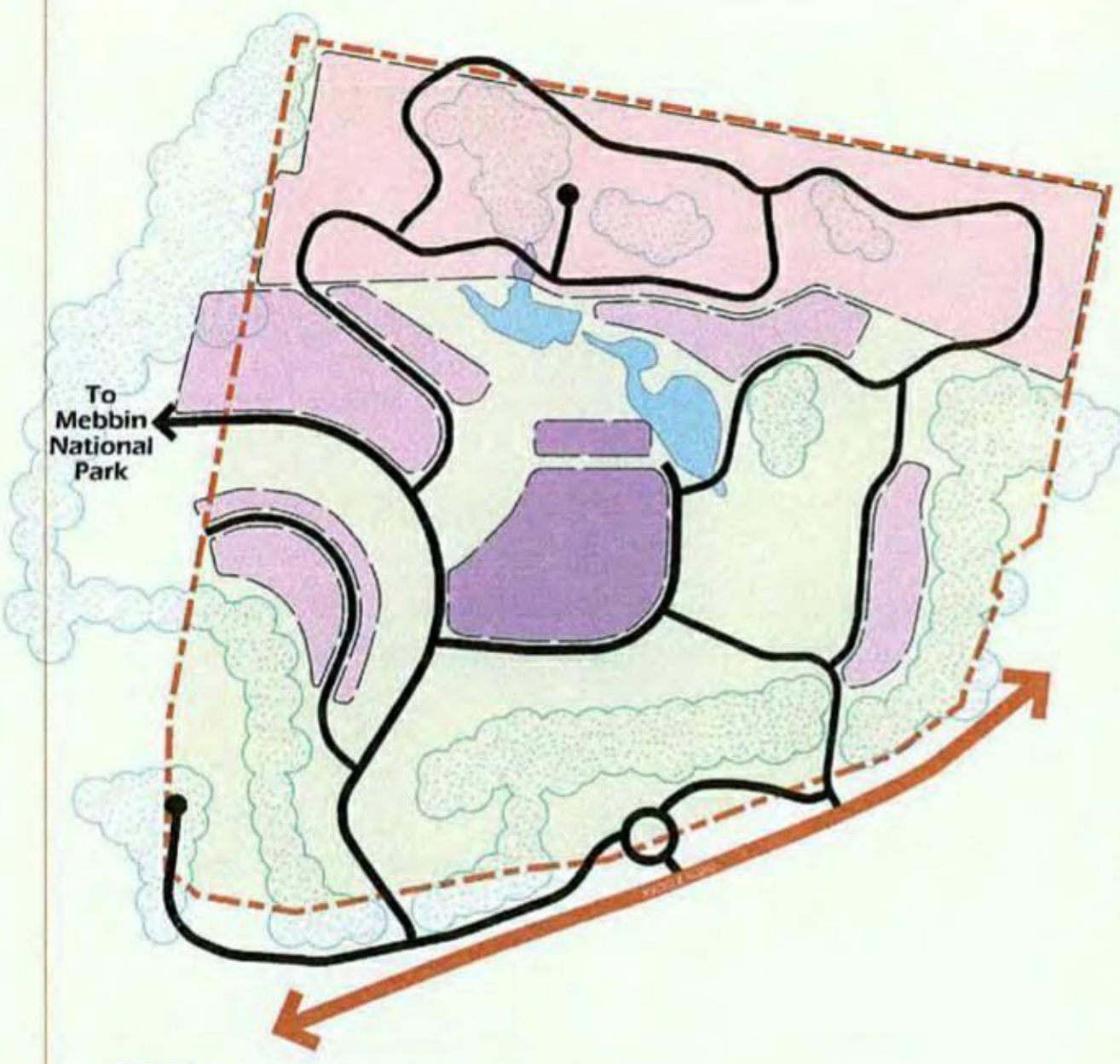
"Manage the expected population growth in a way that retains village character, enhances a sense of community, prevents urban sprawl, and minimises damage to environmental values and rural production.

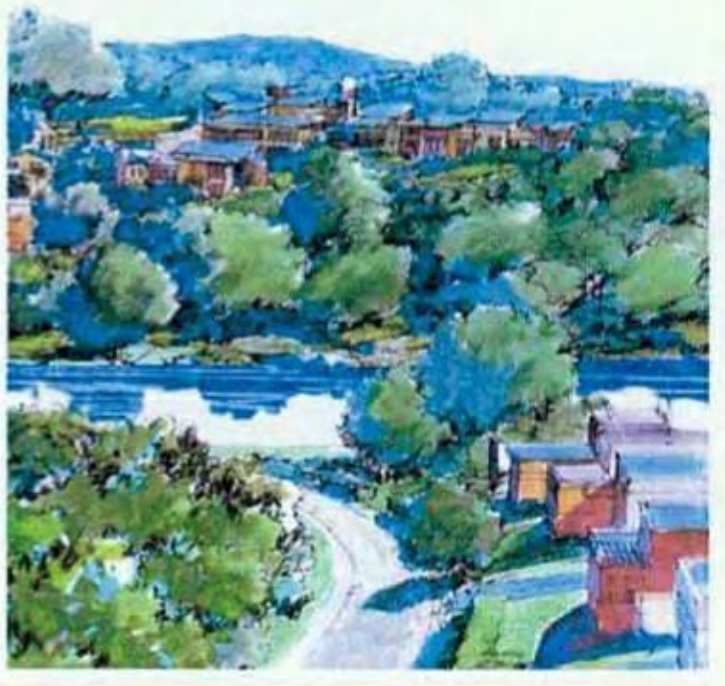
Support the development of inland centres.

Provide housing choice and affordability in the right locations reflecting the changing population and associated reduction in household occupancy rates." (p.6)

Nightcap Village is very much in keeping with the objectives of the Strategy.

Residential Development



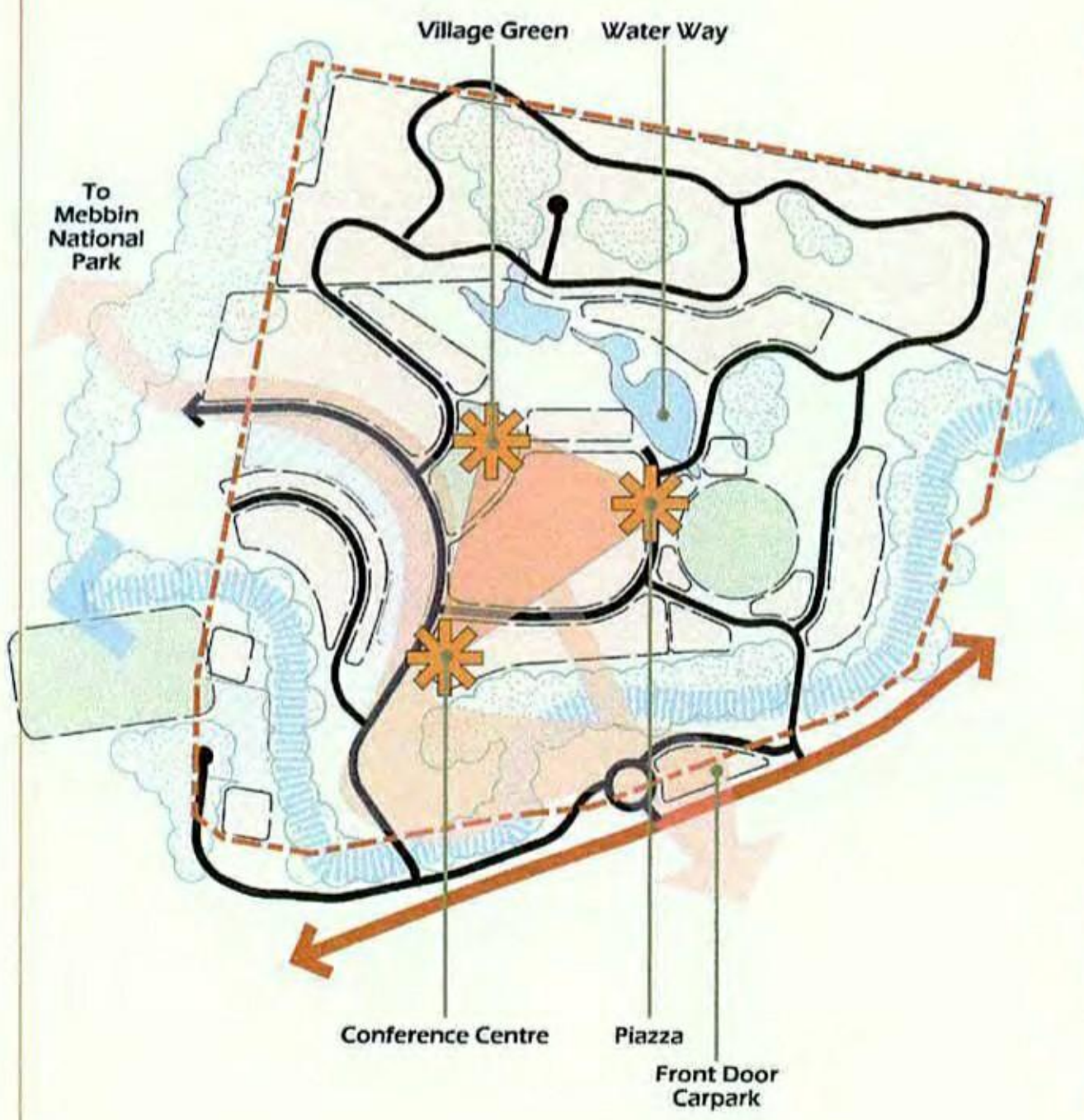


Proposed residential development,
showing design styles/types, environmental
enhancements and housing options.

Nightcap
Village

Tourism Development

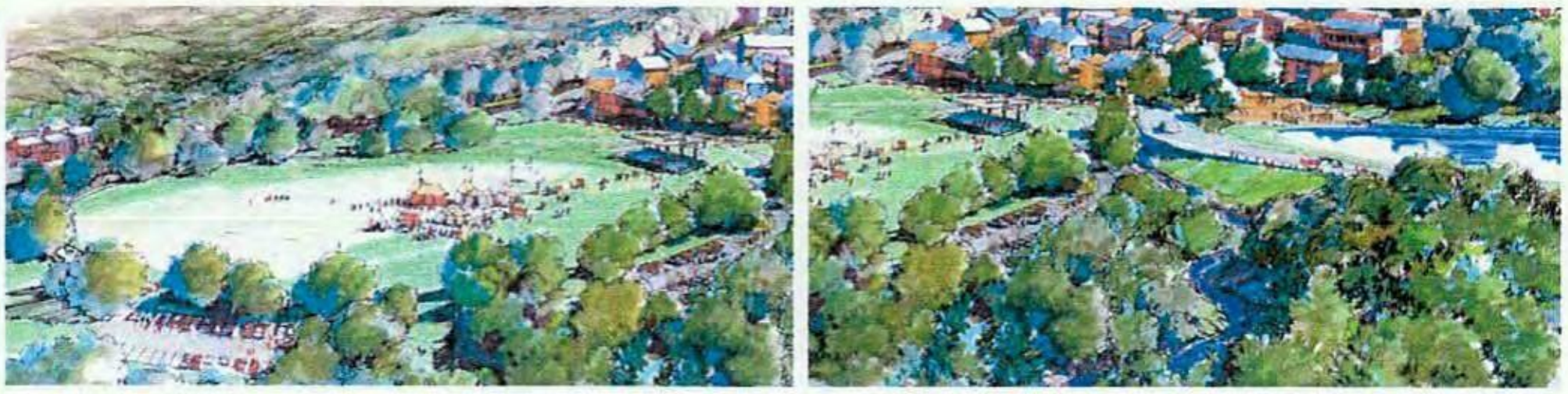
The Village will deliver a number of specific income generation strategies that will result in local employment and attractiveness to new residents to bring employment creating initiatives to the village.



These will include:

- A hillside village urban form of considerable visual interest and exploration potential.
- The creation of new piazza location with a water interface and extensive views to both Mt Warning and the Nightcap Range.
- A support base for access to and management of National Park based initiatives.
- The development of a regional conference facility to cater for a wide range of user groups seeking a location with excellent amenities and an atmosphere of natural and creative support.
- A local multi use ground with capability to offer sports, market, concourse and gathering amenity to a wide range of users.
- A technologically connected urban form that will encourage patronage by lifestyle creators and practitioners in many areas of expertise.
- An arts and crafts base of village scale that encourages production and creativity across all arts disciplines, music and writing.
- A health based focus for locals and visitors.
- A place to visit with internal activity interest and external appeal of regional visitors.

Recreation + Leisure



The Village will support the following recreational and leisure pursuits;

- Bushwalking
- local sports on the oval
- a market garden
- allotment garden facility
- river walks
- full pedestrian connectivity throughout the village
- mountain bikes
- arts and crafts tuition and;
- food and beverage provision and tutition.

Balance of Site

Rarely does an opportunity present itself to effectively integrate a proposed new village with a change to surrounding landuse such that it has the potential to enhance the proposed community's lifestyle, provide important employment opportunities and generally promote more ecologically sustainable land use practices.

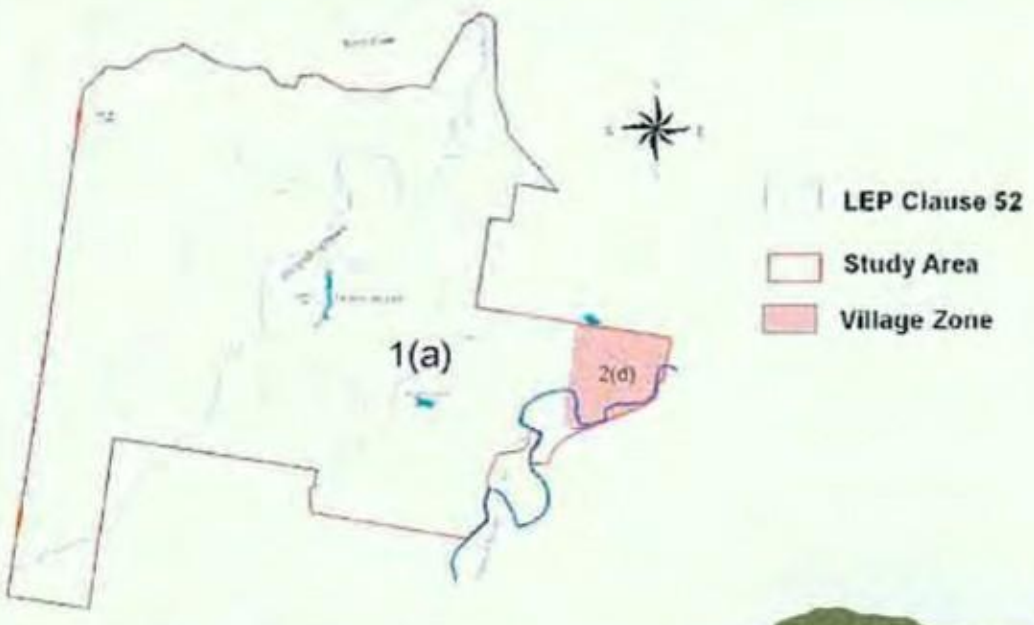
The proposed Nightcap village site, is surrounded by a 1200ha multiple-tenured, land parcel (the balance landholdings), ownership of which is vested in the proponent. Despite a history of disturbance, the balance landholdings retain a number of important conservation values, including large areas of sclerophyll forest and patches of lowland sub-tropical rainforest. A number of threatened flora and fauna species are also known to occur. Current land use activities include plantation forestry, cattle grazing and educational pursuits.

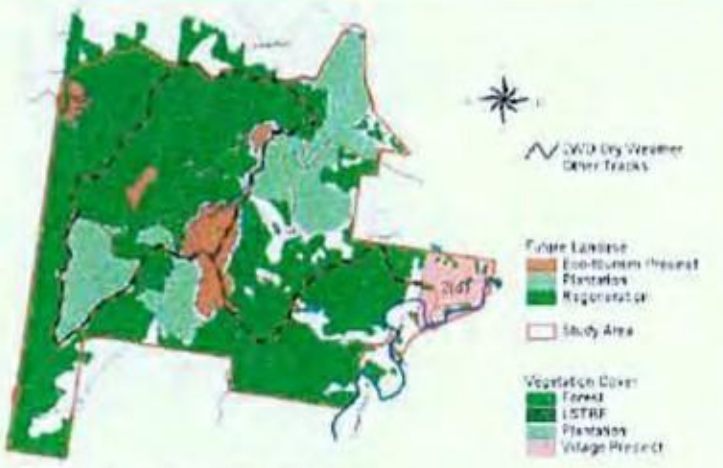
The Nightcap village proposal has the potential to set benchmark standards for ecologically sustainable development practices in the Tweed LGA. In support of this, the balance landholdings also present related opportunities for consideration that, collectively, can only serve to enhance the village and its longer term economic sustainability. Foremost amongst these are opportunities for eco-tourism, a concept enabled by the size of the balance landholdings generally, the proximity of adjoining national park estate and the presence of a large, centrally located precinct known as Central Hill.

Track Network

Vegetation Cover

Site Context: Land Zonings and Planning Constraints





Future Landuse Options